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FOR SALE

**246 GALE ROAD
MONGAUP VALLEY, NY**

112± ACRES

**CONSTRUCTION & DEBRIS
PROCESSING FACILITY
WITH SALVAGE YARD**

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FOR SALE

Construction & Debris Processing Facility with Salvage Yard
246 Gale Road, Mongaup Valley, NY



Property Highlights

Pyramid Brokerage Company is pleased to offer for sale this 112± acre site that features a fully-operational construction and debris processing facility along with an active salvage yard. In addition to the construction and debris and salvage yard operations, the site also has a portable cement plant that can be operated as well. With numerous pieces of fully-operational construction and debris equipment, the site is currently able to process a substantial quantity of debris into saleable aggregate material. All inventoried equipment will be part of the sale including onsite aggregate materials. The site offers additional undeveloped areas for future site development enabling an operator to increase the amount of onsite material processing and storage. The facility is open Monday through Saturday from 6:30 AM to 5:00 PM, weather permitting.

There are several man-made ponds that can be used for processing, or they can be reclaimed for future site development into processing and storage areas.

The salvage yard area currently utilizes 5± acres of land but has a substantial amount of acreage surrounding it that can be used for future salvage yard growth; or a new operator could spin off the salvage yard and make it available for sale.

The salvage yard has its' own entrance, enabling it to operate independently from the construction and debris plant. All associated equipment with the salvage yard will be included in the final sale of the entire property.

The site is approximately 90 miles distance from the George Washington Bridge via the New York State Thruway and Route 17. All necessary permits are in place for the continuous operation of both the construction and debris facility and the salvage yard.

[Zoning regulations](#) can be found [HERE](#) for Rural Development District.

Contact

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OPERATIONS & EQUIPMENT PHOTOS

Construction & Debris Processing Facility with Salvage Yard
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AERIAL & RADIUS MAP

Construction & Debris Processing Facility with Salvage Yard
246 Gale Road, Mongaup Valley, NY



PARCEL OUTLINED



100 MILE RADIUS FROM SITE

